

**STANDARD SITE PLAN CONDITIONS FOR  
HIGH DENSITY OFFICE, RESIDENTIAL, AND/OR MIXED USE DEVELOPMENTS**

**Summary of Edits/Revisions 2018**

<b>Condition #</b>	<b>Condition Title</b>	<b>Revision/Edit/Change</b>
NA		<ul style="list-style-type: none"> <li>Punctuation, spelling and typo corrections as well as updates to condition reference numbers.</li> </ul>
1	<b>Overall Compliance Requirements</b>	<ul style="list-style-type: none"> <li>Moved to Condition #1 the language from Condition #3.B. about post approval changes requiring admin change or site plan approval.</li> </ul>
2.C	<b>Site Plan Compliance</b>	<ul style="list-style-type: none"> <li>Added 2.C. per Court action. Clarifies that the ZA is responsible for interpretation and enforcement of site plan conditions.</li> </ul>
3.B	<b>Post County Board 4.1 Filing</b>	<ul style="list-style-type: none"> <li>Moved Subsection B in its entirety to Condition #1.</li> </ul>
5	<b>Phasing</b>	<ul style="list-style-type: none"> <li>Made further refinements</li> <li>Clarified that the intent is geographic phasing</li> </ul>
8	<b>Construction Trailers</b>	<ul style="list-style-type: none"> <li>Trailers are no longer shown on Tree Protection Plans</li> </ul>
10.A.	<b>Construction Related Measures</b>	<ul style="list-style-type: none"> <li>Clarified that the required signs state the permitted construction hours within the right-of-way, and that such signs shall be placed on the street frontages around the construction site, not the construction trailer.</li> </ul>
10.B	“	<ul style="list-style-type: none"> <li>Formerly 10.E., moved to become 10.B. to place the on-site construction hours restrictions adjacent to each other. Clarified in body of text that condition is for on-site construction hours.</li> <li>Existing 10.B. becomes 10.C., etc.</li> </ul>
11	<b>Residential Relocation</b>	<ul style="list-style-type: none"> <li>Condition responds to recent changes to the County's <i>Tenant Relocation Guidelines</i>.</li> </ul>
13.D	<b>Community Outreach During Construction</b>	<ul style="list-style-type: none"> <li>Allowing developer to advise abutting property owners by email, if mutually agreed.</li> </ul>
17.A	<b>Public Art</b>	<ul style="list-style-type: none"> <li>Updated to include standards for moving or de-accessioning public art.</li> <li>Revised 2/28 to address NVBIA/NAIOP Concerns raised in small group meeting 2/8</li> </ul>
18.	<b>LEED</b>	<ul style="list-style-type: none"> <li>Various formatting changes.</li> <li>Reporting date changed to March 31.</li> <li>Green Home Choice – The GHC rating system has changed and 185 points are now needed for Silver certification, in addition to a meeting between the HERS rater and GHC program manager.</li> <li>Arlington Priority credit options remain as options (all listed) – this was corrected in 18C. but not in 18D. 18D is now corrected.</li> </ul>

Condition #	Condition Title	Revision/Edit/Change
19.A.3.	<b>Civil Engineering Plan</b>	<ul style="list-style-type: none"> <li>Clarifies that revisions to CEP must conform to site plan, landscape plan, County codes, etc.</li> <li>Clarifies that County approval is required for revisions/changes to CEP.</li> <li>Changes that affect landscape will need to amend Final Landscape Plan.</li> </ul>
19.B.1	“	<ul style="list-style-type: none"> <li><del>Include underground clear space for traffic light mast arm.</del> (3/5: Will <i>not</i> be included in standard conditions).</li> </ul>
19.B.2.	“	<ul style="list-style-type: none"> <li>Adding language that, in addition to location, the exact size and length of required water line shall be determined as part of CEP review based on the final engineering design and reevaluation of existing conditions and the capacity needs adjacent to or near the site.</li> <li>Revisions 2/28 and 3/5 to address NVBIA/NAIOP Concerns raised in small group meeting 2/8 so that it is certain improvements are linked to requirements of the project).</li> </ul>
19.B.8.	“	<ul style="list-style-type: none"> <li>Added parking meters to list</li> </ul>
19.B.8.a. and 19.B.8.d.	“	<ul style="list-style-type: none"> <li>Moves tree spacing requirements from a. to d.</li> </ul>
19.B.8.E.	“	<ul style="list-style-type: none"> <li>Added that individual or multi-space meters must be shown per CM's determination.</li> </ul>
19.C.2.c. & d.	“	<ul style="list-style-type: none"> <li>Permits the applicant to substitute a payment to the County to cover the costs of relocating/improving street lights and traffic signals.</li> </ul>
19.C.2.E.		<ul style="list-style-type: none"> <li>Parking meters added, if applicable</li> </ul>
21.A.	<b>Landscape Plan</b>	<ul style="list-style-type: none"> <li>There was an inconsistency in timing between the tree canopy fund donation and landscape plan approval, which gave us problems on several projects in the past year. The proposed language edit allows release of the Excavation, Sheeting, and Shoring permit upon <i>submission</i> of tree replacement plan (part of landscape plan) as opposed to <i>approval</i>, as it was before. Now, all the components of the landscape plan will be tied to the Footing to Grade permit. We also propose to move the Tree Canopy Fund Donation to Footing to Grade, to line up with approval of landscape plan.</li> </ul>
21.A.2.d and 21.A.2.o	“	<ul style="list-style-type: none"> <li>Propose to consolidate and refine the text for d. and o. since they are redundant. Also propose to refer to all trees, not just street trees.</li> </ul>

Condition #	Condition Title	Revision/Edit/Change
#21.A.2.s and 21.C.2		<ul style="list-style-type: none"> <li>• Delete 21.A.2.s requirement to submit maintenance agreement.</li> <li>• Modify condition 21.C.2 to simply state that they must maintain their entire site and landscaping per approved landscape plans and county standards, instead of relying on a maintenance agreement.</li> </ul>
#21.B.3		<ul style="list-style-type: none"> <li>• Add a statement to note that tree replacement plan must also comply with Chesapeake Bay regs, as this is not stated elsewhere in landscape condition.</li> </ul>
21.B.5.		<ul style="list-style-type: none"> <li>• Deleted 'in the setback area' because we don't want transformers above grade between the building and the street at all, regardless of whether it's in the setback area.</li> </ul>
21.B.8.b		<ul style="list-style-type: none"> <li>• Deleted for redundancy. Covered in 21.A.1</li> </ul>
21.B.8.c.		<ul style="list-style-type: none"> <li>• Instead of entering specific numbers for streetscape dimensions here AND in the CEP condition, just make a statement that refers to the CEP condition # 19.B.8.a so as not to duplicate and create potential for inconsistencies. Remove tree "type". It has been our policy for a while now to not dictate specific species.</li> </ul>
#21.B.10		<ul style="list-style-type: none"> <li>• Make an exception for structures used for soil expansion in the structure-free zone requirement. Soil expansion structures are used more and more these days as best practice in planting trees in restricted / compacted urban environments.</li> </ul>
#21.C.1.b.4.		<ul style="list-style-type: none"> <li>• Amend soil and drainage depth condition to take out specific dimensions and refer instead to the County planting details and approved landscape plan. Also eliminate the requirement that raised planters be no more than 2.5' above grade—outdated and can be reviewed on a case-by-case basis.</li> </ul>
21.D.		<ul style="list-style-type: none"> <li>• Add a statement that a CEP revision must be made, too, if proposed landscape plan changes impact the CEP. This has come up on several projects in the past.</li> </ul>

Condition #	Condition Title	Revision/Edit/Change
23.A.	<b>Recordation of Deeds of Public Easements and Deeds of Dedications (Submission - Footing to Grade Permit</b>	<ul style="list-style-type: none"> <li>Requiring title reports, ALTA surveys, and Phase I environmental assessments, except as otherwise determined, for parcels dedicated to the County and right-of-way dedicated to the County. <b>Language updated 3/5.</b></li> </ul>
24.A.4.d. & e.	<b>Secure Bicycle Parking, Shower, and Locker Facilities</b>	<ul style="list-style-type: none"> <li>Added a clause that, in residential buildings, showers for retail uses must be provided only if there is 25,000 s.f. or more of retail.</li> <li>One unisex shower between 25,000-49,999 s.f.</li> <li>One shower per gender 50,000 s.f. and up</li> <li></li> </ul>
24..A.4.e.		<ul style="list-style-type: none"> <li><b>Clarified existing practice</b></li> </ul>
26.D	<b>Façade Treatment</b>	<ul style="list-style-type: none"> <li>Deleted subsection D., requirement for Mock-up</li> <li>Subsequent subsections relabeled (E becomes d, etc.)</li> </ul>
26.G.2. (existing, proposed 26.F.2.)	“	<ul style="list-style-type: none"> <li>Amended window transparency condition to allow for reflecting the Arlington Retail Plan's recommendations based on street typology.</li> </ul>
28.C.	<b>Public Improvements Bond</b>	<ul style="list-style-type: none"> <li>Clarified that, in practice, curb, gutter and sidewalk that is damaged or in poor condition is replaced, rather than repaired.</li> </ul>
34.	<b>Underground Utility Fund Contribution</b>	<ul style="list-style-type: none"> <li><b>Adjusted amount to 2011-2017 annual average</b></li> </ul>
41.A.2.	<b>Transportation Management Plan</b>	<ul style="list-style-type: none"> <li>Added that if there is one, the developer should also designate a regional manager as a secondary contact.</li> </ul>
41.B.1	“	<ul style="list-style-type: none"> <li>Inserts reference to <u>“Arlington County Neighborhood Transportation Information Display Standards”</u>.</li> <li>Deletes phrase: “The PTC shall keep display(s) stocked with approved materials at all times.”</li> <li>Adds that an equivalent transportation display may be provided.</li> </ul>
41.B.3.	“	<ul style="list-style-type: none"> <li>Clarified that the Bicycle Facilities Management Plan is not a separate document, but is a part of the TMP.</li> </ul>
41.C.	“	<ul style="list-style-type: none"> <li>Carpool/vanpool facilities are now only required for buildings with a minimum 50,000 s.f. of gfa of non-residential uses.</li> </ul>

Condition #	Condition Title	Revision/Edit/Change
41.C.1.	“	<ul style="list-style-type: none"> <li>• Carpools of two or more people get a parking subsidy of one-half the SOV rate.</li> <li>• Deleted subsection “c”., referring to the subsidy for carpools of three or more people.</li> </ul>
	<p><b>“Additional Condition Language as may be Applicable”</b>  <i>(note: these are conditions that are negotiated on a case-by-case basis and may not apply to some site plans, and are not considered Standard Conditions)</i></p>	<ul style="list-style-type: none"> <li>• Clear underground space at street corners for installation of large traffic signal poles.</li> </ul>